

BOARD OF ASSESSORS MINUTES
February 20, 2020
CITY HALL – CONFERENCE ROOM 200B
5:30 P.M.

CALL TO ORDER: Board member Lenny Miner called the meeting to order at 5:30 pm.

RECORDING SECRETARY: Tara Baker

SALUTE TO THE FLAG

ROLL CALL: Present were, board members Lenny Miner and Karen Mudgett, board alternates Lynn Creteau and Jim Rice.

STAFF IN ATTENDANCE: Tara Baker and Steve Hamilton

ACCEPTANCE OF MINUTES OF PREVIOUS MEETING(S): With no questions or concerns, the board accepted the minutes from the November 13, 2019 and January 16, 2020 meetings.

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS:

Slattery Family Trust, 269-153-2: The owner of 337 Meredith Center Rd. filed an abatement request on their property for 2019. The property is assessed for \$134,800. The property was recently purchased for a \$80,000 on October 24, 2019. The property is a conventional style dwelling that had been constructed in 1940 and sits on .89 acres of land. The condition of the property was rated as Fair. After reviewing the abatement application and physically viewing the property on January 28, 2020, it was determined that property is in need of major repairs. Clapboard is falling off in many areas, many windows are broken, part of the roof is missing and what is not missing has holes throughout, all of these factors allowing outside elements into the home. The electric had been disconnected and meters removed. Based on the inspection by Tara Baker it is recommended to change the condition from fair to very poor. Updating the listing would decrease the value from would reduce the value from \$134,800 to \$109,900. K. Mudgett made a motion to grant the abatement, reducing the value to \$109,900. L. Creteau second the motion. The motion carried unanimously.

Gregory & Eileen Ferraro, 202-241-2: The property owner filed an application for Prorated Assessment for Damaged Buildings – RSA 76:21. The fire occurred in the building on 10/20/2019 and was deemed a total loss by the fire department and the insurance company. The

building has not been occupied since the date of the fire, rendering it unable to be used for its intended use. The application filed with the Assessing Department on 10/26/2019, well within 60 days of the fire. As of 2/5/2020 the building has been demolished and will not be able to be occupied before 3/31/2020. The building was available for use for 202 days in the tax year. The fire proration calculator was used to determine the revised value for 2019. The total assessed value for 2019 should be \$322,000 after the proration is applied resulting in an abatement of \$88,200. L. Miner made a motion to grant the abatement, second by K. Mudgett. The motion carried unanimously.

Joan Geary & Evelyn Merrill Trust, 450-245-27: The property owner filed an application for Prorated Assessment for Damaged Buildings – RSA 76:21. The fire occurred in the building on 9/2/2019 and was deemed a total loss by the fire department and the insurance company. The building has not been occupied since the date of the fire, rendering it unable to be used for its intended use. The application was filed with the Assessing Department on 9/27/2019, well within 60 days of the fire. As of 2/14/2020 the building has been demolished and will not be able to be occupied before 3/31/2020. The building was available for use for 154 days in the tax year. The fire proration calculator was used to determine the revised value for 2019. The total assessed value for 2019 should be \$89,900 after the proration is applied resulting in an abatement of \$58,300. K. Mudgett made a motion to grant the abatement by reducing the value to \$89,900, second by L. Miner. The motion carried unanimously.

OTHER

S. Hamilton updated the board on an appeal that recently went to the Board of Tax and Land Appeals.

Abatement slips were signed.

ADJOURNMENT: L. Miner made a motion to adjourn, seconded by K. Mudgett. The meeting was adjourned at 5:43 p.m.

Submitted by: 
Tara Baker, BOA Clerk